

023.0

0001

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

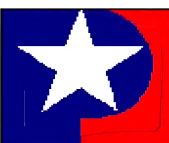
745,000 / 745,000

USE VALUE:

745,000 / 745,000

ASSESSED:

745,000 / 745,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
28		SAWIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WANN ISSAC	
Owner 2: XU MEI	
Owner 3:	

Street 1: 28 SAWIN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ADAMJEE RIAZ H/ETAL -

Owner 2: CARRIMJEE SAEEDA T -

Street 1: 28 SAWIN STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Vinyl Exterior and 1842 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5009		Sq. Ft.	Site		0	80.	1.08	1			Road Co	-5					433,405						433,400	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								5009.000		311,600				433,400		745,000							
Total Card								0.115		311,600				433,400		745,000		Entered Lot Size					
Total Parcel								0.115		311,600				433,400		745,000		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		404.36		/Parcel: 404.36				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	311,600	0	5,009.	433,400	745,000		Year end	12/23/2021
2021	101	FV	302,600	0	5,009.	433,400	736,000		Year End Roll	12/10/2020
2020	101	FV	302,600	0	5,009.	433,400	736,000		Year End Roll	12/18/2019
2019	101	FV	246,400	0	5,009.	460,500	706,900	706,900	Year End Roll	1/3/2019
2018	101	FV	246,400	0	5,009.	335,900	582,300	582,300	Year End Roll	12/20/2017
2017	101	FV	245,400	0	5,009.	292,500	537,900	537,900	Year End Roll	1/3/2017
2016	101	FV	245,400	0	5,009.	249,200	494,600	494,600	Year End	1/4/2016
2015	101	FV	240,600	0	5,009.	243,800	484,400	484,400	Year End Roll	12/11/2014

Parcel ID 023.0-0001-0004.A

!1848!

PRINT

Date

Time

12/29/21

20:41:21

LAST REV

Date

Time

08/23/17

09:01:57

apro

1848

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMJEE RIAZ H/	35556-532		5/29/2002		400,000	No	No		
FREDIEU ROBERT	24782-229		8/16/1994		211,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/1994	608		3,450					FINISH BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS INT REF	HS	Hanne S
9/14/2002	MLS	MM	Mary M
1/4/2000	Inspected	264	PATRIOT
12/8/1999	Missed Appt.	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
3/1/1984		DM	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 05 - Garrison	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	PDAS:					10	WDK	6										
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:						10	ENT	4										
			%	1/2 Bath: 1	Rating: Average	A HBth:	Rating:						11		7										
				OthrFix:	Rating:										4										
				OTHER FEATURES										4											
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREY		Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid Desc: Line 1	# Units					SFL											
				Fpl: 1	Rating: Average	WSFlue:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O					FFL											
								Other						BMT											
								Upper																	
								Lvl 2																	
								Lvl 1																	
								Lower																	
								Totals	RMs: 0	BRs: 0	Baths: 1	HB: 1													
GENERAL INFORMATION				CONDOS INFORMATION								REMODELING				RES BREAKDOWN									
Grade: C - Average	Year Blt: 1984	Eff Yr Blt:		Location:		Total Units:		Exterior:	No Unit	RMS	BRS	FL													
Alt LUC:		Alt %:		Floor:				Interior:		6	3														
Jurisdct:		Fact: .		% Own:				Additions:																	
Const Mod:				Name:				Kitchen:																	
Lump Sum Adj:								Baths:																	
INTERIOR INFORMATION				DEPRECIATION								PLUMBING				ELECTRIC									
Avg Ht/FL: STD	Prim Int Wal	1 - Drywall		Phys Cond: AV - Average	21. %	Functional:	%																		
Sec Int Wall:		%		Economic:	%	Special:	%																		
Partition: T - Typical				Override:	%																				
Prim Floors: 3 - Hardwood						Total: 21.4 %																			
Sec Floors: 6 - Ceramic Tile	20 %																								
Bsmnt Flr: 4 - Carpet																									
Subfloor:																									
Bsmnt Gar:																									
Electric: 3 - Typical																									
Insulation: 2 - Typical																									
Int vs Ext: S																									
Heat Fuel: 1 - Oil																									
Heat Type: 1 - Forced H/Air																									
# Heat Sys: 1																									
% Heated: 100	% AC:																								
Solar HW: NO	Central Vac: NO																								
% Com Wal	% Sprinkled																								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 023.0-0001-0004.A												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:													Total Special Features:					Total:						

AssessPro Patriot Properties, Inc